



Montgomery County Council

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COUNCIL OKS MEASURE TO ALLOW AFFORDABLE HOMES IN SMALLER HOUSING PROJECTS

The Montgomery County Council today gave final approval to legislation that would legalize the development of affordable homes in the County in developments of fewer than 35 units.

The measure, approved by a vote of 8 to 1, clarifies that developers can voluntarily set aside units as affordable housing in developments smaller than the 35 units that currently trigger the requirement for affordable units under the County's Moderately Priced Dwelling Unit (MPDU) program. This conforms with the existing practice of the Montgomery County Planning Board, where at least 16 small housing projects have received approval using this approach.

"This is a modest step in our multi-faceted approach to promoting more affordable housing in the County," said Councilmember Steve Silverman, author of the legislation. "Our affordable housing crisis means that we must pursue all available means to increase housing choices for the County's working families."

Developers would not be able to "buyout" of the Moderately Priced Dwelling Unit law provisions by contributing to the County's Housing Initiative Fund once their development has been approved with affordable units.

Proposed changes to the development standards under which these MPDUs are built will be the subject of a public hearing on February 25.

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